GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – APSRTC – Land Use Conversion - Change of Land Use of APSRTC lands to Commercial use Zone / Multiple use zone in approved Master Plans of the Urban Local Bodies / Urban Development Authorities / Capital Region Development Authority in the State of Andhra Pradesh – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.141 Dated:06-06-2016

Read the following:

D.O. Letter received from VC&MD, APSRTC, No. DIR(CP)/ COM/110(30)/ 2015-16, Dated:16.02.2016.

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ORDER:

In the reference read above, the Vice Chairman & Managing Director, APSRTC has stated at the behest of the Government to augment Revenues from vacant valuable lands of APSRTC and to increase non-traffic Revenues, Commercial exploitation of vacant lands on long term lease basis is taken up in APSRTC Cabinet sub-Committee, Government of Andhra Pradesh gave a directive vide Lr.No.14743/ Tr.II(1)/2015, dated:21.7.2006 to augment commercial revenue from non-operating assets.

2. The Vice Chairman & Managing Director, APSRTC has further informed that even though APSRTC is having about vacant land to tune of about 319 Acres which can be commercially exploited in near future, the Corporation could be able to take up the Projects under BOT scheme to a tune of 14 Acres in the last 10 years period due to various reasons. One of the difficulties being encountered is the process of securing land use conversion. Most of the APSRTC lands are categorized under transport, Public/Semi Public/Residential Zones etc., which are to be converted as Commercial Zone or Commercial Use Zone in order to exploit such land Commercially.

3. The Vice Chairman & Managing Director, APSRTC has requested the Government to permit the APSRTC to convert the land use of all vacant sites of the APSRTC in the State of Andhra Pradesh as earlier the Government of Andhra Pradesh (in Unified State) as permitted to convert the land use of all vacant sites in Hyderabad in Multiple Zone vide clause No.3(3) of Zoning Development Regulations in G.O.Ms.No.363 MA&UD, dated:21.8.2010 and the Government of Karnataka vide G.O.No.Law 621–Opn-1/2007, dated:28.12.2007 accorded permission for utilizing the RTC land for multiple use.

4 . Government after careful examination hereby allow the Vice Chairman & Managing Director, APSRTC to convert the land use of all vacant lands of the APSRTC in the State of Andhra Pradesh in relaxation of zoning regulations and modifications to the sanctioned Master Plans by the Government of Andhra Pradesh in the similar lines of G.O.Ms.No.363 MA&UD, dated:21.8.2010 issued earlier in the combined state of A.P in HMDA limits and the same is extracted below.

" Multiple use activities shall be allowed wherever APSRTC Bus Depots & Bus Stations (property of APSRTC) proposed as Multiple Use zone in the Master Plan."

Uses Permissible by Local Authority	***Uses Permissible by the Competent Authority***
• *Uses Permissible in Residential Use Zone by Local Authority,* • *Banks,* • *Bus depots without workshop,* • *Colleges,* • *Computer software units / IT Enabled service,*	• *Multipurpose or junior technical schools not giving rise to smoke noise or other nuisance,* • *Petrol filling station without servicing facilities,* • *Printing press upto 10 HPEM*

• *Exhibition and art gallery,* • *Games facilities of local nature Both indoor and outdoor,* • *Guest Houses 20 beds,* • *Hostels & boarding houses,* • *Maternity homes,* • *Museums,* • *Hospitals / Nursing homes / health facilities With not more than 20 beds,* • *plant nursery,* • *Printing, Dying and Varnishing,* • *Professional establishments not occupying more than 20 sqm. of floor area,* • *Pumping stations,* • *Repair shops: Automobiles repair and workshops, Cycle rickshaw repairs, Type retarding, battery Charging,* • *Restaurants/ Eating Places* • *Retail Shops, and* • *Service Shops: Floor Mills (upto 20 HPEM), Oil rotary (upto 5 HPEM), fabrication and welding.*	*not employing more than nine persons* • *Storage, Go-down and Warehousing,* • *Function Halls and Kalyana Mandapams and,* • *Hospitals / Nursing homes / health facilities with more than 20 beds.*

5. The Commissioner, Capital Region Development Authority / Director of Town & Country Planning, AP, Guntur / Vice Chairman's, Urban Development Authorities shall incorporate the same in the respective Master Plans and zoning regulations, accordingly.

6 . The Vice Chairman & Managing Director, APSRTC, Vijayawada shall take necessary further action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Vice Chairman & Managing Director, APSRTC, Vijayawada
The Director of Town & Country Planning, AP, Guntur.
The Director of Municipal Administration, AP, Hyderabad.
The Commissioner, Capital Region Development Authority, Vijayawada.
The Vice-Chairman, UDAs in the State of Andhra Pradesh
Copy to:
The Principal Secretary to Hon'ble Chief Minister.
The OSD to Hon'ble Minister(MA&UD)
The PS to Chief Secretary.
The PS to Special Chief Secretary to Government, TR&B Department.
The PS to Principal Secretary to Government, MA&UD Department.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER